



Rd 68 & Chapel Hill Blvd

TBD Chapel Hill Blvd

Pasco, WA
MLS #287716

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com



SUMMARY

This offering is for three lots totaling 7.63 acres fronting HWY 182 and near the Road 68/Highway 182 interchange.

This highly visible lot is the last undeveloped property of any notable size in this neighborhood.

This C-1 zoned property is adjacent to a two large high density multi-family developments and retail and office developments.

PRICE **\$3,490,000 (\$10.50/SF)**

Parcel 117-420-144	4.46 AC
Parcel 117-420-160	1.64 AC
Parcel 117-420-161	<u>1.53 AC</u>
TOTAL	7.63 AC

ADDRESS

TBD Chapel Hill Blvd.
Pasco, WA 99301

TAX PARCEL NO.

117-420-161, 117-420-160 & 117-420-144

CONTACT

Kirt Shaffer
Office 509.545.3355
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2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

C-1

UTILITIES

Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

Gas: Cascade Natural Gas

Internet: Multiple Providers

TRAFFIC COUNTS (CBA)

Chapel Hill Blvd. 4,078 ADT

DEMOGRAPHICS (CBA)

Population

3-Minutes 2,692

5-Minutes 31,915

10-Minutes 64,188

Avg. Household Income

3-Minutes \$70,436

5-Minutes \$76,900

10-Minutes \$59,014



LINKS

Municipal

<https://www.pasco-wa.gov/>

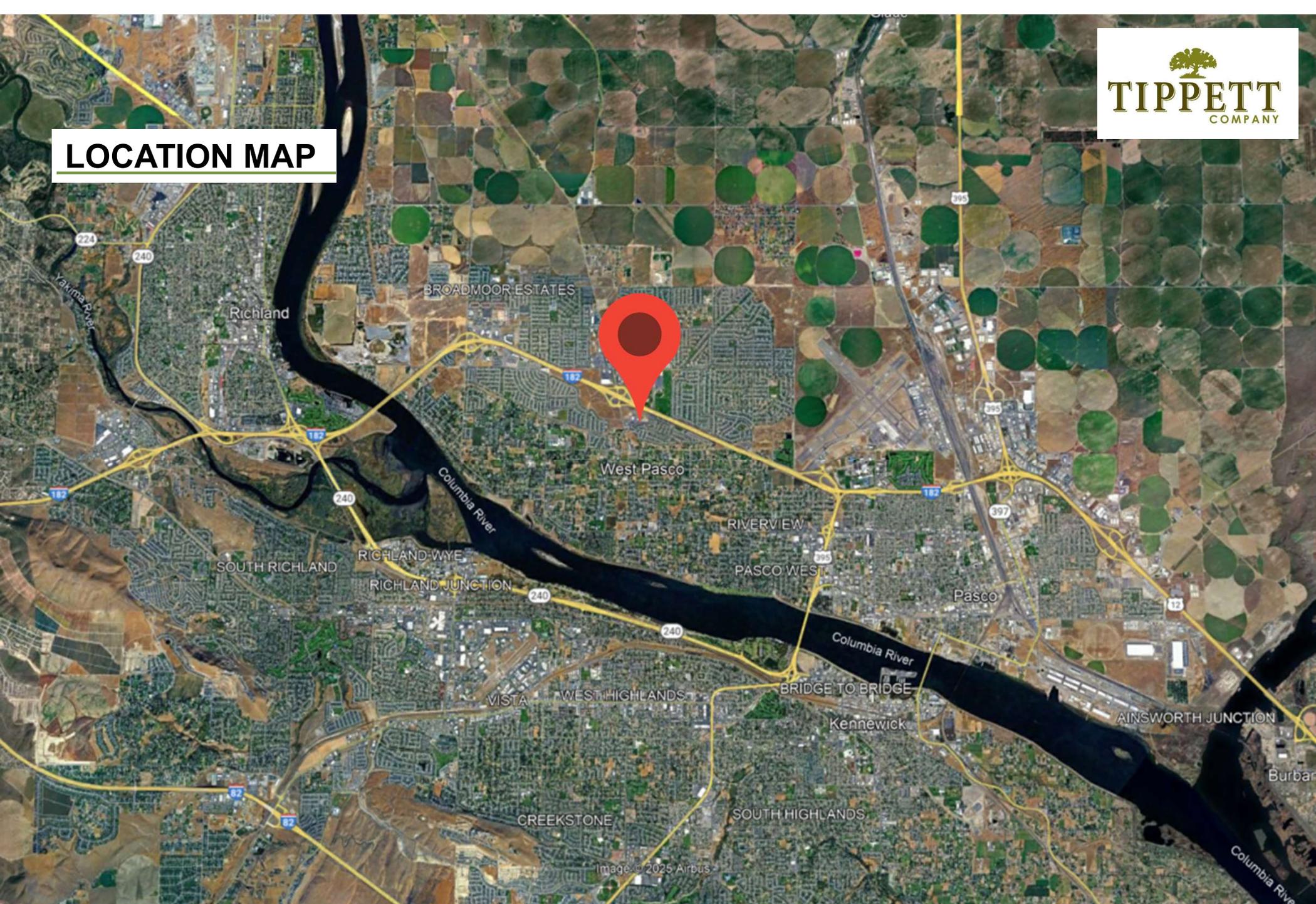
<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

DEMOGRAPHICS (CBA)

CITY, STATE

Pasco, WA

POPULATION

71,561

AVG. HH SIZE

2.82

MEDIAN HH INCOME

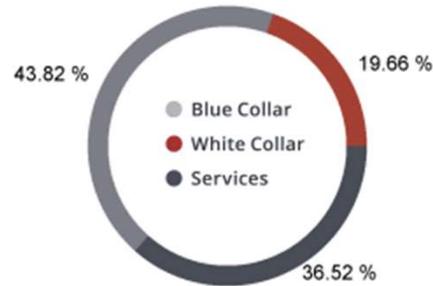
\$50,469

HOME OWNERSHIP

Renters: **7,412**

Owners: **15,781**

EMPLOYMENT



41.98 %
Employed

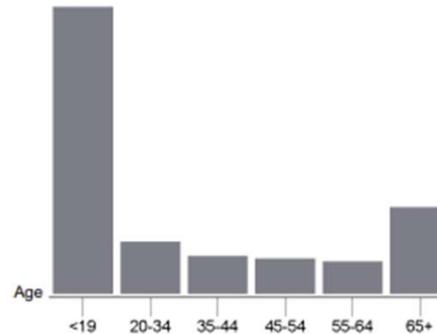
1.57 %
Unemployed

EDUCATION

High School Grad: **22.68 %**
Some College: **21.22 %**
Associates: **7.49 %**
Bachelors: **24.96 %**

GENDER & AGE

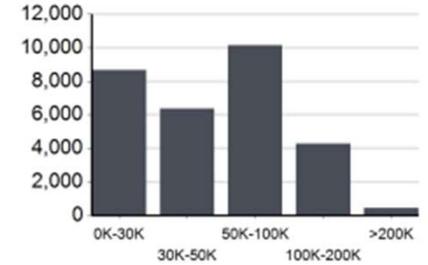
50.00 %  50.00 % 



RACE & ETHNICITY

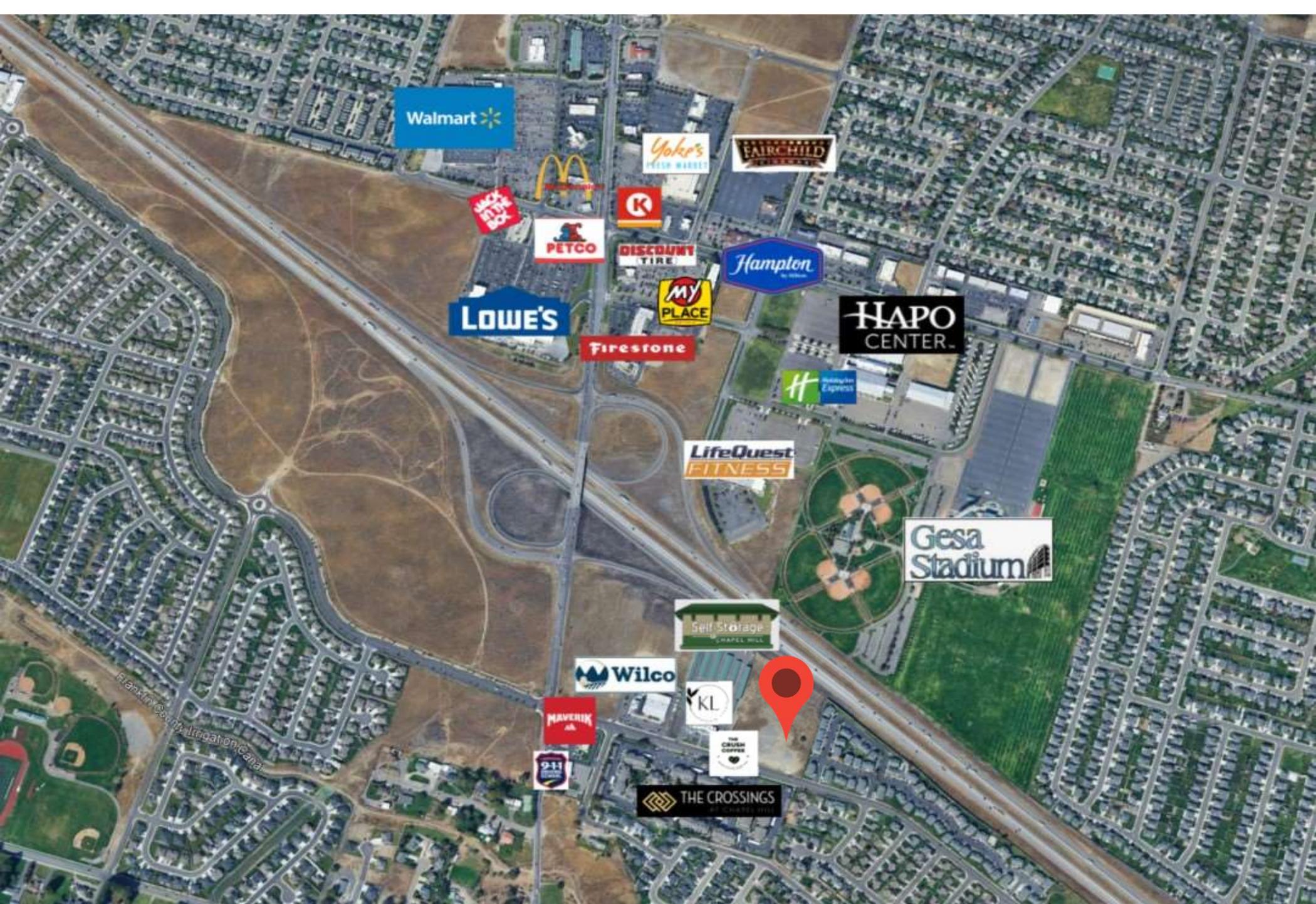
White: **58.67 %**
Asian: **1.21 %**
Native American: **0.07 %**
Pacific Islanders: **0.00 %**
African-American: **0.86 %**
Hispanic: **23.49 %**
Two or More Races: **15.70 %**

INCOME BY HOUSEHOLD



HH SPENDING





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